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JOHNSTON ZONING BOARD OF REVIEW
100 Irons Avenue, Johnston, Rhode Island 02919
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AGENDA

June 28, 2012

July 17, 2012 (all matters not heard at regular meeting)

Notice is hereby given that the Zoning Board of Review will hold a regularly scheduled monthly meeting at 7:00 PM at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, Rhode Island. Given the magnitude of the agenda all matters not completed shall be heard at a special meeting Tuesday July 17, 2012 at 7:00 p.m. at the Johnston Senior Center. All persons interested in the following proposals are requested to be present at this time. The assembly facilities are accessible to the handicapped. Persons requiring special accommodations shall call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4000 ext 4068. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675. The agenda for the evening will be as follows, subject to change:

I. Roll Call

II. Minutes

III. Old Business

A. File 2012-31

LOCATION: Green Earth Way
OWNER: Cox Communications and Rhode Island Resource Recovery
APPLICANT: SMM New England Corporation
LOT: AP 31 — Lot 42 and 61; 43,563.58 sq. ft. lot 42; 534,045.60 sq. ft. lot 61;
I-Zone

EXISTING USE: Mostly vacant with one radio tower and two ancillary buildings

PROPOSAL: A metal processing facility

Dimensional Variance petitioned under Article XII, § 340-74 Application and criteria for variances, Subsection B, § 340-75 Special Use Permits Subsection B and Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— BUILDING HEIGHT (SHREDDER AND INFEED)	40'	56'	16'
	— BUILDING HEIGHT (AIR SYSTEM CYCLONE)	40'	65'	25'

	— REAR YARD	50'	11.73'	38.27
	— LEFT SIDE YARD	50'	32.82'	17.18'
	— RIGHT SIDE YARD	50'	11.49'	38.51'
	— BUILDING HEIGHT (NATIONAL GRID INFRA. LIGHTENING ARRESTORS)	40'	60'	20'
	— REAR YARD (NATIONAL GRID INFRA.)	50'	19.89'	30.11'

IV. Continued Items from Previous Month

A. File 2012-18

LOCATION: 678 Killingly Street
 OWNER: Rebecca Quattrocchio
 APPLICANT: Resurrection Power Outreach Ministries International
 LOT: AP 16 — Lot 632; 43,200 sq. ft.; B-2 Zone
 EXISTING USE: Vacant commercial unit
 PROPOSAL: Church

Special Use Permit petitioned under Article XII § 340-75 Special Use Permit

B. File 2012-25

LOCATION: 515 Greenville Avenue
 OWNER: Masco Holdings, LLC
 APPLICANT: Michael St Angelo
 LOT: AP 48 — Lot 15; 428,468 sq. ft.; B-1 Zone
 EXISTING USE: Masonry Business
 PROPOSAL: 22' x 32' carport style accessory structure to keep material dry

Dimensional Variance petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

C. File 2012-24

LOCATION: Ostend Street
 OWNER/APPLICANT: Imperial Investments, Inc.
 LOT: AP 15 — Lot 29; 12,780 sq. ft.; R-15 Zone
 EXISTING USE: Vacant Lot
 PROPOSAL: Single Family Dwelling

Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	15,000'	12,780'	2,220'
	— FRONTAGE	100'	90'	10'

D. File 2012-20

LOCATION: 2154 Hartford Avenue
 OWNER/APPLICANT: Bel-Air Motor Inn, LLC
 LOT: AP 54 — Lot 87; 71,002.80 sq. ft.; B-2 Zone
 EXISTING USE: Eighteen Room Motel
 PROPOSAL: Using twelve of the eighteen rooms as extended stay rooms
Use Variance petitioned under Article III, § 340-8 Table of Use Regulations subsection 14.1

E. File 2012-22

LOCATION: 45 South Bennett Street
 OWNER: Robert and Louise Lafazia
 APPLICANT: Derek Lafazia
 LOT: AP 7 — Lot 61; 27,424 sq. ft.; R-20 Zone
 EXISTING USE: Vacant Lot
 PROPOSAL: Single Family Dwelling
Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— FRONTAGE	120'	25'	95'
	— BUILDING HEIGHT	30'	32.8'	2.8'

F. File 2012-23

LOCATION: 45 South Bennett Street
 OWNER/APPLICANT: Robert and Louise Lafazia
 LOT: AP 7 — Lot 61; 101,566 sq. ft.; R-20 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Subdivide parcel into two residential lots
Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— FRONTAGE	120'	25'	95'

V. New Business**A. File 2012-28**

LOCATION: 172 Simmonsville Avenue
 OWNER/ APPLICANT: Anthony C. Ricci, Jr.
 LOT: AP 28 — Lot 106; 25,704 sq. ft.; R-20 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Enclose patio that connects to the two car garage
Dimensional Variance petitioned under Article XI, § 340-71 Extension or enlargement of nonconforming use and Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— FRONTAGE	120'	84'	36'
	— WIDTH	120'	84'	36'
	— LEFT SIDE	25'	8'	17'

B. File 2012-29

LOCATION: 8 Elmdale Avenue
 OWNER/ APPLICANT: Thomas G. Casale
 LOT: AP 57 — Lot 122; 28,217 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Storage and/or parking of trucks, backhoes and similar vehicles.
Use Variance petitioned under Article III, § 340-8 Table of Use Regulations subsection 9.13

C. File 2012-30

LOCATION: 873 Central Avenue
 OWNER: Town of Johnston
 APPLICANT: Local 57 Apprenticeships
 LOT: AP 43 — Lot 13; 34,757 sq. ft.; R-40 Zone
 EXISTING USE: Training Facility
 PROPOSAL: 30' x 60' addition to building
Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	40,000'	34,757'	5,243'
	— LOT COVERAGE	15%	16.7%	1.7%
	— FRONT YARD	40'	25.1'	14.9'
	— REAR YARD	75'	16.5'	58.5'
	— LEFT SIDE YARD	35'	16.5'	18.5'
	— RIGHT SIDE YARD	35'	25.1'	9.9'

D. File 2012-33

LOCATION: 17 Water Street
 OWNER/ APPLICANT: Jeffrey A. Cadieux
 LOT: AP 5 — Lot 320; 20,440 sq. ft.; R-20 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 2nd floor addition over existing garage attached to house and attach wood deck and add 20 x 26 garage in rear

Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations and under Article V § 340-25 Authorized departures from yard regulations (C)
Accessory structures

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— FRONTAGE	120'	90'	30'
	— WIDTH	120'	90'	30'
	— REAR YARD	50'	43'	7'
	— RIGHT SIDE YARD	25'	7'	18'

E. File 2012-34

LOCATION: 3 Tall Oaks Court
 OWNER/ APPLICANT: Joann E Krzyzek
 LOT: AP 49 — Lot 185; 8,174 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Construct a roof over existing patio

Dimensional Variance petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	40,000'	8174'	31,826'
	— FRONTAGE	140'	70'	70'
	— WIDTH	140'	70'	70'
	— COVERAGE	15%	29%	14%
	— REAR YARD	75'	21'	54'
	— RIGHT SIDE YARD	35'	10'	25'

Prior to adjournment the board shall convene as the Board of Appeals and hear the following matter:

A. File 2012-35 (Appeal from a decision from the Building Official pursuant to Art. XVIII Sect § 340-129)

LOCATION: 61 King Street
 OWNER/ APPLICANT: Giovanni and Priscilla Stanziale
 LOT: AP 15 — Lot 282; 10,890 sq. ft; R-15 Zone
 EXISTING USE: Single Family Dwelling
 ISSUE: Violation of section §340-25 Accessory Structures

V. Adjourn

Per order of the Zoning Board of Review
 Bernard Frezza, Chairman